

**APPLICATION FOR MINOR SUBDIVISION OF LAND IN
ACCORDANCE WITH CITY OF NAPOLEON OHIO CODE
OF GENERAL ORDINANCES SECTION 154.07 ENTITLED
VARIANCES AND EXCEPTIONS.**

DATE: September 19, 1996 FEE: \$25.00

TOWNSHIP NAME: Napoleon SECTION #: 13

SUBDIVISION NAME: None LOT: ---

ADDRESS OF SUBDIVISION: 464 E. Riverview Ave.

NAME OF CURRENT OWNER: Frederick Freytag

OWNER ADDRESS: 18-713 Road Q-1

CITY: Napoleon STATE: Ohio ZIP: 43545

OWNER PHONE: 599-8473

NAME OF PURCHASER: Automatic Feed Company

PURCHASER ADDRESS: 476 E. Riverview Ave.

CITY: Napoleon STATE: Ohio ZIP: 43545

PURCHASER PHONE: 592-0050

SURVEYOR NAME: Paul J. Westhoven

SURVEYOR ADDRESS: 129 W. Washington St. Napoleon, OH 43545
PHONE: 592-0771

SURVEY DRAWING #: 4512-H-CN-12-12-90

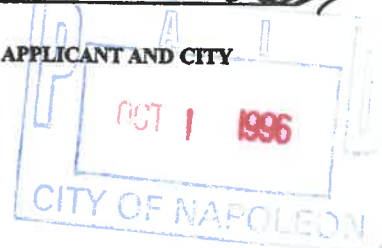
APPLICANT SIGNATURE: Automatic Feed Co. by Paul J. Westhoven, Treasurer

CITY ENGINEER: Adam Hoff

CITY ZONING ADMINISTRATOR: David W. Dammann

COPIES OF THIS APPLICATION TO: HENRY COUNTY ENGINEER, OWNER, APPLICANT AND CITY ZONING DEPARTMENT.

DOC:SUBDIVEXCEPT.SAM



LAW OFFICES OF
PLASSMAN, RUPP, HENSAL & SHORT

302 NORTH DEFIANCE STREET

P.O. BOX 178

ARCHBOLD, OHIO 43502-0178

419-445-8815

TELECOPIER

419-445-0880

HAROLD H. PLASSMAN
DAVID P. RUPP, JR.
JAMES HENSAL
PETER D. SHORT

DARREL R. DAVISON

OWEN RICE
(800-78)

+++++
+ F A X T R A N S M I S S I O N +
+++++

Date: September 18, 1996

To: Brent Damman/ City of Napoleon

From: Harold H. Plassman

Fax No.: 599-8393

Re: Frederick and Marilyn Freytag

We are transmitting a total of 2 pages (including this cover sheet). If transmission is not complete, call (419) 445-8815.

Message: A copy of the survey which you requested for the .363 acres is enclosed. Nathan Weaks from Automatic Feed will be calling you to pick up the approval and record. As indicated Fritz and Marilyn Freytag cannot compel Automatic Feed to combine this parcel with their other land.

This message is intended for use only by the individual to whom it is addressed and may contain confidential and/or privileged information. If you are not the intended recipient, please take note that any dissemination, distribution or copying is prohibited. If you have received this communication in error, please destroy the original and notify us immediately by telephone so that we might prevent any recurrence. Thank you for your cooperation.

LAW OFFICES OF
PLASSMAN, RUPP, HENSAL & SHORT

302 NORTH DEFIANCE STREET

HAROLD H. PLASSMAN
DAVID P. RUPP, JR.
JAMES HENSAL
PETER D. SHORT

P.O. BOX 178
ARCHBOLD, OHIO 43502-0178

OWEN RICE
(1900-78)

419-445-8815
TELECOPIER
419-445-1080

DARREL R. DAVISON

+ FAX TRANSMISSION +

Date: 9-13-96

To: Brent Damman / City of Napoleon

From: Harold Plassman / Barb

Fax No.: 599-8393

Re: Freitag

We are transmitting a total of 5 pages (including this cover sheet). If transmission is not complete, call (419) 445-8815.

Message: _____

This message is intended for use only by the individual to whom it is addressed and may contain confidential and/or privileged information. If you are not the intended recipient, please take note that any dissemination, distribution or copying is prohibited. If you have received this communication in error, please destroy the original and notify us immediately by telephone so that we might prevent any recurrence. Thank you for your cooperation.

WARRANTY DEED

HHP/bt

KNOW ALL MEN BY THESE PRESENTS THAT Frederick P. Freytag and Marilyn R. Freytag, husband and wife,

Grantor(s),
for valuable consideration paid, grant(s), with general warranty covenants, to Automatic Feed Co., an Ohio corporation,

Grantee(s),
whose tax mailing address is 476 E. Riverview, Napoleon, Ohio 43545

the following real property:

SEE SCHEDULE A ATTACHED

Prior Instrument Reference(s): Volume 244, Page 424; Volume 253, Page 702

Permanent Parcel Number: 41-130008

County Engineer Survey Reference(s): Volume , Page

Signed this 10th day of September, 1996.

Signed and acknowledged

in presence of

Harold H. Plassman
Harold H. Plassman

Barbara A. Thourot
Barbara A. Thourot

Frederick P. Freytag
Frederick P. Freytag

Marilyn R. Freytag
Marilyn R. Freytag

STATE OF OHIO, COUNTY OF FULTON.
acknowledged before me this 10th
P. Freytag and Marilyn R. Freytag.

The foregoing instrument was
day of September, 1996, by Frederick

Harold H. Plassman
Harold H. Plassman
Notary Public-State of Ohio
Lifetime Commission

COPY

This instrument prepared by PLASSMAN, RUPP, HENSAL & SHORT
302 North Defiance Street, P.O. Box 178, Archbold, Ohio 43502-0178

This conveyance has been examined
and the Grantor has complied with
Sec.319.202 of the Revised Code.
Conveyance Fee \$ _____ Exempt _____
Transferred _____, 19____ Fee\$ _____

File No. _____ Fee\$ _____
RECEIVED FOR RECORD
_____, 19____, at _____ M.
and Recorded _____, 19____
Deed Record, Vol. _____, Pg. _____

AUDITOR

RECORDER

SCHEDULE A

Situated in the City of Napoleon, Township of Napoleon, County of Henry and State of Ohio, and described as follows:

A parcel of land in the Northeast quarter of Section 13, Town 5 North, Range 6 East, more particularly described as follows:

Commencing at an iron pin marking the intersection of the East line of said Northeast quarter with the centerline of Canal Street; thence South 38 degrees 30 minutes West, along the centerline of Canal Street, 397 feet; thence North 51 degrees 30 minutes West 232 feet to an iron pin marking the point of beginning; thence South 38 degrees 30 minutes West 66 feet to a railroad spike; thence North 51 degrees 30 minutes West 248.64 feet to an iron pin on the South right-of-way line of the Wabash Railroad thence Northeasterly, on the South right-of-way line of said railroad, on a curve to the left having a radius of 2204.69 feet, for an arc length of 68.42 feet to an iron pipe; thence South 51 degrees 30 minutes East 230.59 feet to the point of beginning, containing .363 acre of land, more or less, subject, however, to the following:

1. Legal highways, subsisting easements, zoning regulations, if any, and oil and gas leases and reservations, if any.
2. Taxes, including recoupment taxes, if any, and installments of assessments, if any, for the tax year 1997 and thereafter, which the Grantee herein assume and agree to pay.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT Frederick P. Freytag and Marilyn R. Freytag, husband and wife,

Grantor(s),

for gifts, grant(s), with general warranty covenants, to Frederick P. Freytag and Marilyn R. Freytag, husband and wife, for their joint lives, remainder to the survivor of them,

Grantee(s),

whose tax mailing address is 18-713 Road Q-1, Napoleon, Ohio 43545 the following real property:

Situated in the City of Napoleon, County of Henry and State of Ohio, and described as follows:

A parcel of land in the Northeast quarter of Section 13, Town 5 North, Range 6 East, more particularly described as follows:

Commencing at an iron pin marking the intersection of the East line of said Northeast quarter with the centerline of Canal Street; thence South 38 degrees 30 minutes West, along the centerline of Canal Street, 397 feet; thence North 51 degrees 30 minutes West 25 feet to the point of beginning; thence South 38 degrees 30 minutes West, along the North line of Canal Street, 66 feet; thence North 51 degrees 30 minutes West, 455.64 feet to an iron pin on the South right-of-way line of the Wabash Railroad; thence Northeasterly, on the South right-of-way line of said railroad and on a curve to the left having a radius of 2204.69 feet, for an arc length of 68.42 feet to an iron pipe; thence South 51 degrees 30 minutes East 437.59 feet to the point of beginning, containing .67 acre of land, more or less, TOGETHER WITH easements of ingress and egress set forth in deeds recorded in Volume 236, Page 972 and volume 244, Page 424, Deed Records, Henry County, Ohio.

Prior Instrument Reference(s): Volume 209, Page 724
Volume 236, Page 972
Volume 244, Page 424

County Engineer Survey Reference(s): Volume , Page

Signed this 12th day of April, 1994.

Signed and acknowledged
in presence of

Harold H. Plassman
Harold H. Plassman

Sharon K. Evers
Sharon K. Evers

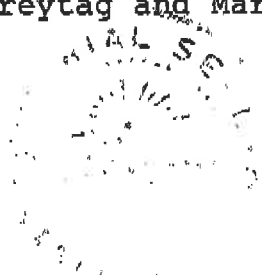
Frederick P. Freytag
Frederick P. Freytag

Marilyn R. Freytag
Marilyn R. Freytag

STATE OF OHIO, COUNTY OF FULTON. The foregoing instrument was (Acknowledgement continued on next page.)

Combined # 00009
00092
00011
APPROVED
Tax Map Dept. By Re.D. Date 4/15/94

acknowledged before me this 12th day of April, 1994, by Frederick P. Freytag and Marilyn R. Freytag.



Harold H. Plassman
Harold H. Plassman, Attorney at Law
Notary Public - State of Ohio
Lifetime Commission

This instrument prepared by PLASSMAN, RUPP, HENSAL & SHORT
302 North Defiance Street, P.O. Box 178, Archbold, Ohio 43502-0178

This conveyance has been examined
and the Grantor has complied with
Sec.319.202 of the Revised Code.
Conveyance Fee \$ Exempt
Transferred April 15, 1994 Fee \$ 1.50

File No. 23765 Fees \$ 14.00
RECEIVED FOR RECORD
April 15, 1994, at 12:50 A.M.
and Recorded April 15, 1994
Deed Record, Vol. 253, Pg. 702

James M. Hoopes
AUDITOR

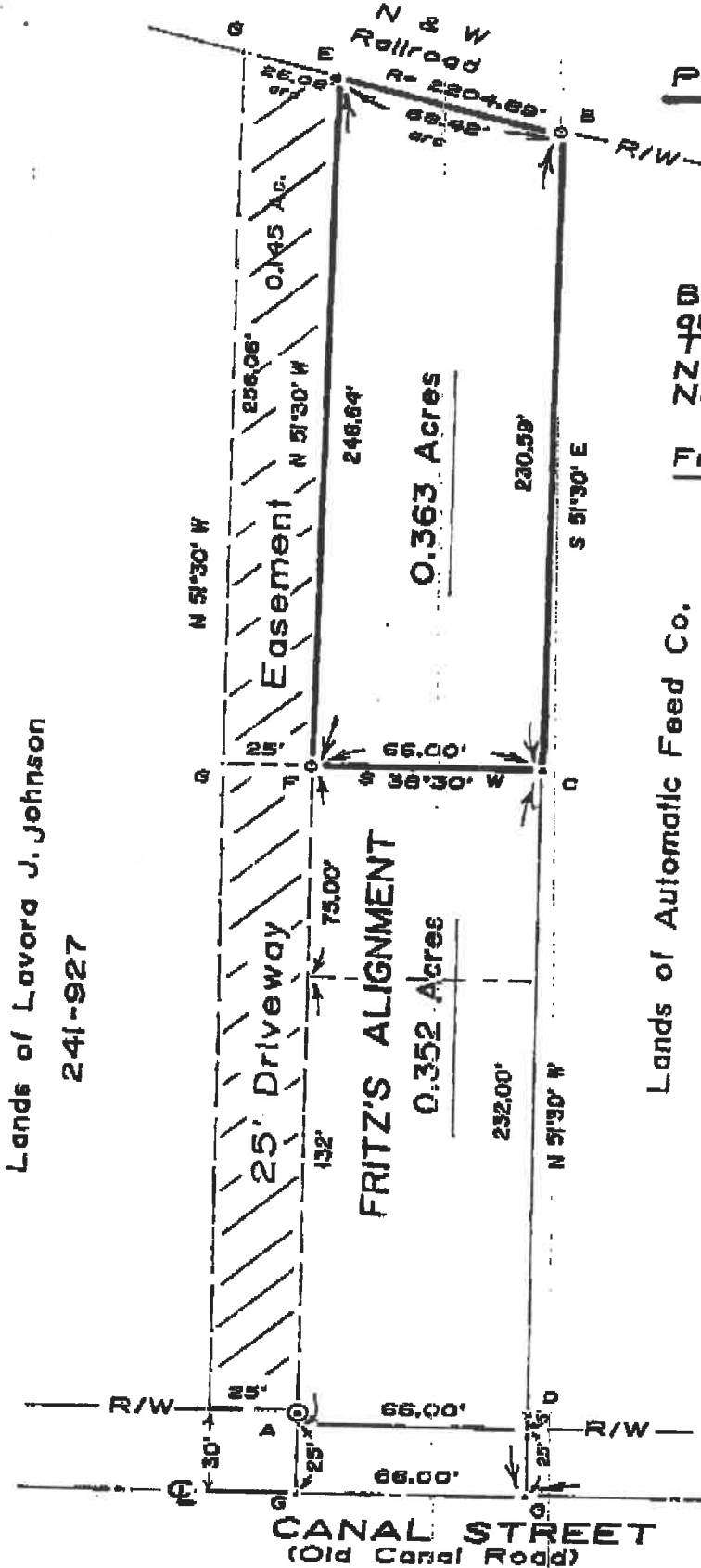
Arlene Wallace
RECORDER

PLAT of SURVEY

For: Lavera J. Johnson, Seller
Deed ref., 241-929

Being a part of the Northeast quarter (1/4) of Section 13, Town 5 North, Range 6 East, Napoleon Township, City of Napoleon, Henry County, Ohio.

Fritz's Alignment, Buyer



Lands of Lavera J. Johnson
241-927

Lands of Automatic Feed Co.



Scale 1" = 50'

CERTIFICATION

I hereby certify this survey and notes to be correct to the best of my knowledge.

Paul J. Westhoven

Paul J. Westhoven
Registered Surveyor No. 5602
December 6, 1990
Survey No. 4512-H-CN-12-12-90



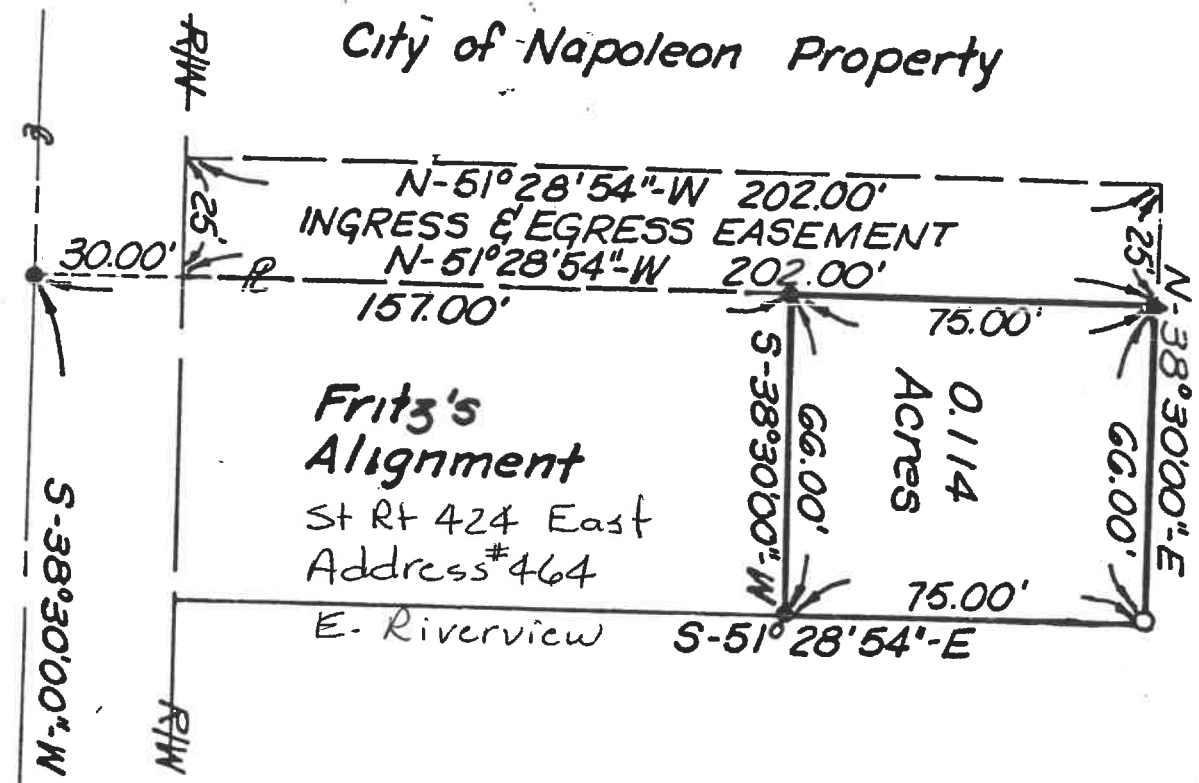
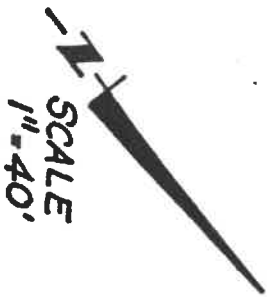
LEGEND

- A- Concrete Right-of-way monument found.
- B- Iron pipe found.
- C- Iron pin found.
- D- Nail in pavement found.
- E- Iron pin with ID. cap set.
- F- Railroad spike found.
- G- Point found or established.

Survey for: CITY OF NAPOLEON

Part of NE 1/4 Section 13, Town 5 N,
Range 6 E, Napoleon Twp., City of Napoleon
Henry County, Ohio

- Legend
- Iron Pin Found
 - Iron Pin Set
 - ▲ RR Spike Set



East line Section 13

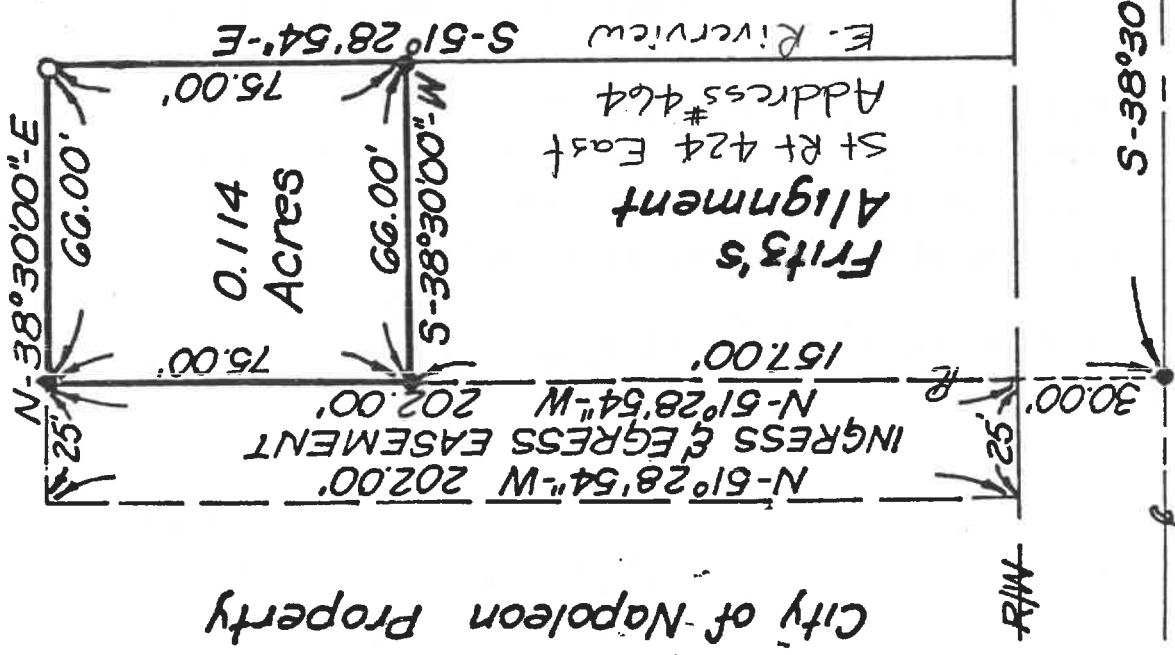
Date of Survey: February 13, 1987

Robert B. Ernsberger, Reg. Surveyor No. 5520

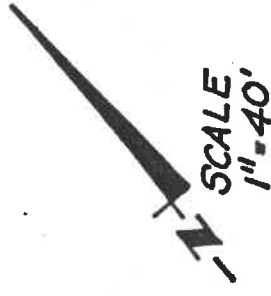
I hereby certify this to be a true copy of a Survey performed under my supervision and to be correct to the best of my knowledge. I also certify that the monuments have been located or set as shown

Survey for: CITY OF NAPOLEON

Part of NE 1/4 Section 13, Town 5 N,
Range 6 E, Napoleon Twp., City of Napoleon
Henry County, Ohio



- Legend
- Iron Pin Found
 - Iron Pin Set
 - ▲ RR Spike Set



East line Section 13

I hereby certify this to be a true copy of a Survey performed under my supervision and to be correct to the best of my knowledge. I also certify that the monuments have been located or set as shown

Date Of Survey: February 13, 1987

Robert B. Ernsberger, Reg. Surveyor No. 5520